

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES

EASEMENT PROGRAM



<https://www.dhr.virginia.gov/easements>

Virginia's Easement Program

This brochure contains information about the Historic Preservation Easement Program administered by the Virginia Department of Historic Resources ("VDHR") and describes the process for conveying an easement to the Virginia Board of Historic Resources ("Board" or "VBHR").

HISTORIC
DWELLINGS •
BATTLEFIELDS •
ARCHAEOLOGICAL
SITES • OPEN-
SPACE LAND •
MILLS • BARNs •
LANDSCAPES •
THEATERS •
COURTHOUSES

What is the role of the easement holder?

The Board is authorized to acquire and hold historic preservation and open-space easements and the VDHR is the agency charged with administering the easements on behalf of the Board. Easements held by the Board are administered by Easement Program staff at the VDHR. (Virginia Code § 10.1-2204)



"The mission of the easement program is to ensure the preservation—in perpetuity—of the historic landmarks that immeasurably enhance the quality of our lives and the character of our Commonwealth."

What is an Conservation Easement?

A conservation easement, which includes historic preservation and open-space easements, is a recorded legal agreement between a landowner and a government agency or land trust that perpetually protects the conservation values of a property, through limits and restrictions on future development and use of the land.



VIRGINIA'S HISTORIC PRESERVATION EASEMENT PROGRAM

Virginia's historic landmarks are irreplaceable resources of the Commonwealth. They are tangible reminders of the state's rich history and traditions. Through the Easement Program, historically significant buildings, sites, battlefields, and properties are protected from destruction or inappropriate change, thus ensuring that they will continue to enrich and enlighten future generations of Virginians. The Virginia General Assembly passed legislation establishing Virginia's Easement Program in 1966, the same year Congress passed the National Historic Preservation Act. The Board accepted its first easement in 1969. Today Virginia's program is one of the largest in country and is viewed as a model nationwide. The program is designed to protect historic properties that are listed in the Virginia Landmarks Register or Virginia battlefields associated with the Civil War, Revolutionary War, or War of 1812.

THE VIRGINIA
BOARD OF HISTORIC
RESOURCES
ADMINISTERS MORE
THAN 660
EASEMENTS ON
42,000 ACRES OF
LAND THROUGHOUT
THE
COMMONWEALTH.

WHAT PROPERTIES ARE ELIGIBLE FOR THE VDHR EASEMENT PROGRAM?

All easements conveyed to the Virginia Board of Historic Resources must meet one of the following criteria:

- A. Property is individually listed in the Virginia Landmarks Register (VLR); or
- B. Property is a contributing resource within a VLR-listed historic district; or
- C. Property is a Virginia battlefield or site identified with a priority rating in one of the following reports issued by the National Park Service's American Battlefield Protection Program:
 - "Report on the Nation's Civil War Battlefields (1993)," available at the following web link: <https://irma.nps.gov/DataStore/Reference/Profile/2274482>), or
 - "Report to Congress on the Historic Preservation of Revolutionary War and War of 1812 Sites in the United States (2007)," available at the following web link: <https://irma.nps.gov/DataStore/Reference/Profile/2274495>.



TYPICAL EASEMENT PROVISIONS AND RESTRICTIONS:

The list below is not intended to be comprehensive and is provided for informational purposes only

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| ✓ Historic buildings and structures must be maintained in their existing condition or better; prohibits willful demolition or demolition by neglect | ✓ Requires review of ground disturbing activities to protect archaeological sites or features |
| ✓ Requires review and approval of alterations to the exterior of historic buildings and structures | ✓ Requires professional archaeological survey for specific ground disturbing activities |
| ✓ Historically significant interior features and spaces shall not be altered or removed without prior written approval | ✓ Prohibits relic hunting |
| ✓ Requires review of alterations to historic landscape and setting | ✓ Prohibits or limits subdivision and new construction |
| ✓ Requires review of all new construction to protect historic setting & character | ✓ Prohibits mining /extraction of mineral resources |
| ✓ Physical public access required a minimum of two days per calendar year, subject to reasonable restrictions | ✓ Forest Management and Riparian Buffer provisions (as applicable) |
| ✓ Restricts certain activities and uses | ✓ Regular monitoring and inspection of the property by VDHR Easement Program staff to assess current conditions relative to individual easement terms and provision |

TAX BENEFITS HIGHLIGHTS:

FEDERAL INCOME TAX DEDUCTION: DONATIONS OF HISTORIC PRESERVATION/OPEN-SPACE EASEMENTS THAT MEET FEDERAL TAX CODE REQUIREMENTS MAY ENTITLE THE DONOR TO A FEDERAL INCOME TAX DEDUCTION. FOR TAX YEAR 2019 AND AFTER, THE DEDUCTION IS LIMITED TO 50% OF ADJUSTED GROSS INCOME, WHICH MAY BE CARRIED FORWARD FOR AN ADDITIONAL 15 YEARS OR UNTIL THE DONATION IS FULLY EXPENDED, WHICHEVER COMES FIRST.

VIRGINIA STATE INCOME TAX CREDIT: DONATIONS OF HISTORIC PRESERVATION/OPEN-SPACE EASEMENTS THAT MEET VIRGINIA TAX CODE REQUIREMENTS MAY ENTITLE THE DONOR TO A TAX CREDIT EQUAL TO 40% OF THE VALUE OF THE EASEMENT. THE AMOUNT OF THE CREDIT USED BY A TAXPAYER MAY NOT EXCEED \$20,000 FOR TAXABLE YEAR 2019. ANY UNUSED PORTION MAY BE CARRIED FORWARD A MAXIMUM OF 13 CONSECUTIVE TAXABLE YEARS FOLLOWING THE TAXABLE YEAR IN WHICH THE CREDIT WAS INITIATED OR TRANSFERRED TO ANOTHER VIRGINIA TAXPAYER.

REDUCTION IN FEDERAL CHARITABLE DEDUCTION: TREASURY REGULATIONS, EFFECTIVE AUGUST 28, 2018, REDUCE THE FEDERAL CHARITABLE DEDUCTIONS FOR GIFTS OF QUALIFYING OPEN-SPACE OR CONSERVATION EASEMENTS BY THE AMOUNT OF THE LAND PRESERVATION TAX CREDIT (40% OF THE EASEMENT VALUE). FOR EXAMPLE, IF A LANDOWNER DONATES AN OPEN-SPACE EASEMENT WITH A VALUE OF \$500,000, THE STATE TAX CREDIT WOULD BE \$200,000 AND THE FEDERAL DEDUCTION WOULD BE REDUCED FROM \$500,000 TO \$300,000.

***VDHR does not give tax advice and recommends donors consult their attorney or tax advisor for comprehensive information about tax benefits associated with a gift of conservation easement.*

FEES

VDHR will charge the following fees associated with submitting an easement application form and conveyance of an easement to the Virginia Board of Historic Resources. Some of these may include:

Fee	Amount	Due
Easement Application Fee	\$500	With application
Grant Funded Easements (other than Commonwealth of VA)	\$10,000	When BDR site visit is scheduled
Reconsideration of Easement Offer	\$1,000	With application
Update or Revision of Baseline Documentation	\$1,500	Prior to DHR conducting work
Amendment of Existing Easement	\$2,000	With application



A \$500.00 Application Fee must be provided in accordance with the instructions on the [Billing Statement](#) at the same time the Easement Application Form is submitted. This fee will go toward VDHR's due diligence review and analysis of the proposed offer. VDHR is unable to accept credit cards or other electronic payments. Applications will not be reviewed until the application fee has been received by DHR.

Once the easement is recorded, additional fees may be applicable. [Easement Program Policy #12: Administrative Fees](#) contains a schedule of these fees as well as additional information about VDHR's administrative fee policy.

REQUIREMENTS

For a full list of requirements, please see VDHR's [Easement Application Form and Instructions](#).

- **Title Commitment & Title Insurance Policy:** the applicant must obtain a title insurance policy insuring the Commonwealth of Virginia, Board of Historic Resources that includes the following:
 - Continuous chain of title of ownership interests for the property (with copies of all relevant documents) dating back to at least 1940 must be submitted with the easement application.
 - Title commitment prepared by a Virginia licensed title searcher, title company, or attorney.
 - Must include legible copies of all deeds and plats in the chain of title ownership and all encumbrances identified as exceptions in the commitment.VDHR's [Easement Title Commitment Policy Requirements](#) document contains additional information. *The donor/applicant is responsible for obtaining the title insurance policy and any associated settlement costs.*
- **Boundary Survey:** a current (within one year) boundary survey prepared by a Virginia licensed surveyor is required for all easement projects. If a current survey is not available when the easement application is submitted, a preliminary draft survey should be provided to VDHR for review as soon as possible.
- **Proof of Insurance:** general liability insurance policy and homeowners policy (as applicable) is required. *At the time of easement recordation, the Board, VDHR, and the Commonwealth of Virginia must be added as additional insureds.*
- **Leases:** copies of all residential, agricultural, commercial or other leases that will be in effect at the time of easement recordation. Any unrecorded lease must include subordination language provided by or approved in advance by VDHR. Existing leases may need to be amended to include the appropriate subordination language.
- **Mortgage or Other Lien:** for any mortgage/lien that will be in effect at the time of easement recordation, the following must be provided: (i) written documentation from lender(s) indicating their willingness to subordinate the lien to the easement; (ii) name and position of individual signing on behalf of the lender(s); (iii) document identifying that individual as authorized to sign on behalf of the lender(s); (iv) name of Trustee(s) who will be signing on behalf of the lender(s); and (iv) recorded Appointment of Substitute Trustee document (as applicable).
- **Organizational & Authorization Documents:** required if property is owned by an LLC or other corporate entity.



STEPS TO CONVEYING AN EASEMENT TO THE BOARD OF HISTORIC RESOURCES

The following outline describes the basic steps for conveying an easement to the Virginia Board of Historic Resources and is intended to be a summary overview. Please note that the timeline for donation of an easement may vary, but plan for a minimum of 12-18 months depending on the complexity of the project and applicable grant funding sources.

- 1. PLANNING AND GATHERING INFORMATION:** Owner contacts VDHR Easement Program staff to request information and discuss the Easement Program and donation process. Staff conducts research to confirm the historic significance of the property and its eligibility for the Easement Program as well as identify associated conservation values. Staff provides owner an Easement Information Packet, the [Easement Program Policies](#), and [Easement Application Form](#). ***To determine whether an easement is a good fit for you and your property, VDHR recommends that owners consult with an attorney who has experience with conservation easements.***
- 2. PRELIMINARY SITE VISIT (OPTIONAL):** At staff discretion, a preliminary site visit may be made to discuss the program with a potential donor, review the standard easement template, and tour the property.
- 3. EASEMENT APPLICATION FORM:** Owner or designated representative submits completed, signed, and dated [Easement Application Form](#) and [\\$500.00 Application Fee](#) **at least thirty (30) calendar days** prior to Easement Acceptance Committee meeting. Staff processes application and reviews all title documents and deeds, plat of boundary survey, leases, licenses or other rights held by third parties to access or use the property being offered for easement, copies of all liens and encumbrances, grant agreements and any associated review required pursuant to Section 106 of the National Historic Preservation Act, environmental site assessment (if applicable), and state and local planning documents to identify supporting policies and potential conflicts.
- 4. EASEMENT ACCEPTANCE COMMITTEE REVIEW:** Upon receipt of a completed Easement Application Form and application fee, staff will notify the owner and the easement offer will be placed on the next meeting agenda of the Easement Acceptance Committee ("EAC" or "Committee"). The Committee will review easement applications in a two-step process. A complete easement application will be presented to the EAC at the first meeting, during which the EAC will consider whether the property meets the threshold requirements for participation in the easement program as well as the historic significance and integrity of the property and its character defining architectural, archeological features and/or setting and landscape features. The Committee will also determine what additional information is required to fully evaluate the proposed easement; and what issues must be addressed in order to make a formal recommendation to the Board concerning acceptance of the easement. Following this first review by the EAC, Easement Program staff will advise the applicant of any determination made by the EAC.

The EAC may take one or more of the following actions:

1. Recommend approval of the easement offer as proposed;
2. Recommend that any approval be conditioned on specific requirements or actions;
3. Not recommend acceptance of the easement offer as proposed; or
4. Defer making a recommendation where insufficient information is provided or where conditions affecting the property require prior resolution.

Pending receipt of additional information and resolution of all identified issues, the EAC will again consider the proposed easement at a second meeting, at which the EAC may make a formal recommendation concerning acceptance to the Board. Staff will again inform the applicant/owner of the Committee's recommendation. Written correspondence to owner includes summary of proposed easement provisions and any conditions for approval recommended by the EAC. VDHR's goal is to resolve issues early in the easement application process and present a final easement proposal to the Board with no conditions attached to approval. *If a comprehensive application is received and the project presents no potential issues to be resolved, it is possible that the EAC may make a recommendation during the first meeting.*

5. **VIRGINIA BOARD OF HISTORIC RESOURCES REVIEW:** Per evaluation and recommendation from the EAC, the easement offer is added to the agenda for the next quarterly Board meeting. Easement Program staff will notify the property owner of the meeting date and location and will provide information regarding the agenda. At the public Board meeting, Easement Program staff will present the offer, describe the property's historic significance and the formal documentation of that significance, highlight any special features of the property, specify any reserved rights,

Per [Easement Program Policy #2: Criteria for Acceptance of Easements](#) standard approvals issued by the Board of Historic Resources are valid for two calendar years from the date of the Board's approval. Each approval of an easement offer by the Board will contain this sunset clause, or timeframe within which the easement must be recorded or the Board's approval reauthorized. Reconsideration of the offer will be subject to a \$1,500 fee.

and address the EAC's recommendations, including any recommended conditions of approval. The Board may take the following actions, including, but not limited to: (i) approve the easement offer as proposed; (ii) approve the easement offer with conditions requiring specific requirements or actions; (iii) decline acceptance of the easement offer as proposed; or (iii) defer making a recommendation where insufficient information has been provided by the property owner or his/her designated agent, or where conditions affecting the property require prior resolution. Staff informs the owner of the Board's decision.

Written correspondence sent to the owner documents approval by the Board of an easement offer, including any conditions for the approval, as well as a sunset clause, or a timeframe within which the easement must be recorded.

6. **DRAFTING EASEMENT DEED:** After Board approval, the draft deed of easement is prepared by Easement Program staff based on VDHR's current standard template, proposed reserved rights, grant funding requirements (if applicable), and any conditions for approval imposed by the Board. Once the document is reviewed internally, the draft easement is given to the owner(s) and his/her attorney. The owner(s) provides VDHR with comments and modifications on the draft deed of easement. After resolving any questions with the owner(s), the revised draft deed of easement and title work are reviewed by the grant funding organization (if applicable) and VDHR's counsel at the Office of the Attorney General.
7. **BASELINE DOCUMENTATION REPORT & SITE VISIT:** The Baseline Documentation Report describes the characteristics and conditions of the property at the time of easement recordation as well as the features and conservation values that are the subject of the easement. Staff will schedule a site visit to the property within six months of easement recordation to obtain baseline documentation. Documentation will incorporate comprehensive photographic coverage of property, including historically significant interiors. The draft report is sent to the owner for review and the owner provides VDHR with comments and modifications. Staff then prepares final report for signature. As Grantor, the owner(s) must sign the acknowledgment page indicating agreement that the baseline documentation accurately depicts the appearance and condition of the property prior to or at the time of recordation of the easement.
8. **EASEMENT RECORDATION:** Once the final easement draft is approved by the owner, owner's attorney, grant funding organization (if applicable), Office of the Attorney General, and Easement Program staff, the final draft is signed and notarized in counterpart by the owner(s) and VDHR on behalf of the Board. The owner(s) obtains subordination for any mortgages, leases, or other liens. If applicable, an Appraisal Summary is provided to VDHR 30 days in advance in recordation and completed IRS Form 8283 provided to VDHR for review (see [Easement Program Policy #11: Appraisals](#)). The executed deed of easement is sent by owner's attorney or by VDHR to the Circuit Court Clerk's office for recordation. VDHR archives the original recorded easement according to recordkeeping policies established by the Board and VDHR.

ADDITIONAL INFORMATION:

To allow for adequate processing time, the completed application form and supporting materials must be received via postal mail or electronic submission **no later than thirty (30) calendar days** prior to a scheduled Easement Acceptance Committee meeting (see below). Any applications received after the deadline will automatically be placed on the agenda for the subsequent meeting. Email completed Easement Application Forms to: EasementApplication@dhr.virginia.gov or submit via postal mail to: Karri Richardson, Easement Program Specialist, Virginia Department of Historic Resources, 2801 Kensington Avenue, Richmond, Virginia 23221, karri.richardson@dhr.virginia.gov.

2021 VDHR EASEMENT PROGRAM SCHEDULE	
Easement Application Form Due	Easement Acceptance Committee Meeting Date
December 23, 2021	January 25, 2021
January 22, 2021	February 22, 2021
<i>Board of Historic Resources Meeting: March 18, 2021</i>	
March 19, 2021	April 19, 2021
April 16, 2021	May 17, 2021
<i>Board of Historic Resources Meeting: June 17, 2021</i>	
June 18, 2021	July 19, 2021
July 16, 2021	August 16, 2021
<i>Board of Historic Resources Meeting: September 16, 2021</i>	
September 3, 2021	October 4, 2020
October 8, 2021	November 8, 2020
<i>Board of Historic Resources Meeting: December 9, 2021</i>	

VDHR EASEMENT PROGRAM STAFF

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Contact for review of projects on easement properties and management of easement program

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Department of Historic Resources